

## Cluster 2 - Subsector Profile Matrix

	Denby	Burbank	Mt. Olivet	Connor
<b>Subsector Characteristics</b>	<ul style="list-style-type: none"> <li>* Area bounded by the City of Harper Woods, Kelly, Hayes and the I-94</li> <li>* Primarily residential, some commercial along main streets</li> </ul>	<ul style="list-style-type: none"> <li>* Area bounded by Eight Mile, Kelly, Houston-Whittier and Gratiot</li> <li>* Mainly residential; commercial along Gratiot and Seven Mile</li> <li>* Directly adjacent to the northeast is the Eastland Shopping Center</li> </ul>	<ul style="list-style-type: none"> <li>* Area bounded by Eight Mile, Gratiot, McNichols, Van Dyke and the Grand Trunk and Western Railroad</li> <li>* Primarily residential; commercial along Gratiot, Eight Mile, Seven Mile and McNichols; Industrial uses to the west along the Conrail lines</li> </ul>	<ul style="list-style-type: none"> <li>* Bounded by McNichols and Houston-Whittier, Hayes Road, the I-94 and Connor</li> <li>* Primarily residential; commercial along major streets within the subsector</li> <li>* Directly adjacent to the west is the Detroit City Airport and to the south is Chandler Park</li> </ul>
<b>Neighborhood Commercial</b>	<ul style="list-style-type: none"> <li>* Morang/Cadieus and Whittier are strong residential-commercial districts</li> <li>* Maintain sound commercial uses along Harper</li> </ul>	<ul style="list-style-type: none"> <li>* Need to increase the quality of neighborhood commercial in the subsector</li> <li>* Gratiot and Seven Mile commercial strip is deteriorated and is a prime location for commercial revitalization</li> </ul>	<ul style="list-style-type: none"> <li>* Maintain sound commercial uses; upgrade areas to residential-commercial strips</li> <li>* Spot clearance of blighted commercial structures</li> <li>* Develop an enhanced shopping district along Gratiot and Seven Mile Road</li> </ul>	<ul style="list-style-type: none"> <li>* Spot clearance needed of blighted commercial strips</li> <li>* Gratiot should remain an important commercial strip</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>* Relatively high owner occupancy</li> <li>* Primarily built before 1949</li> <li>* Area north of Grayton is mainly comprised of single family detached and attached units</li> <li>* Area south of Grayton has a significant amount of duplexes and multi-family dwelling units</li> <li>* Reinforcement of housing stock is needed for this area</li> </ul>	<ul style="list-style-type: none"> <li>* Good housing stock north of Seven Mile; primarily single detached/attached; high level of owner occupancy</li> <li>* Housing south of Seven Mile is considered to be in poor condition; more multi-family housing units and a higher level of renter occupancy</li> </ul>	<ul style="list-style-type: none"> <li>* Area to the east of Hoover Avenue was primarily built before 1949 and are in fair condition</li> <li>* Area to the west of Hoover was primarily built between 1950-1959</li> <li>* Subsector is mainly single detached and owner occupied</li> </ul>	<ul style="list-style-type: none"> <li>* Subsector housing is in poor condition</li> <li>* Need to encourage residents to maintain properties</li> <li>* Rehabilitation programs needed to reverse the decline in housing conditions</li> </ul>
<b>Job Centers</b>		<ul style="list-style-type: none"> <li>* Existing commercial areas need to be supported by the community</li> <li>* Citizens note Gratiot, Seven Mile and Eight Mile as potential sites for future job centers</li> </ul>	<ul style="list-style-type: none"> <li>* Industrial areas in the west should be enhanced and developed</li> <li>* Job centers along Eight Mile and Gratiot need to be promoted</li> </ul>	
<b>Transportation</b>	<ul style="list-style-type: none"> <li>* Alleviate congestion at Kelly/Houston-Whittier (turning lanes, parking restrictions, widening)</li> <li>* Provision of more off-street parking</li> </ul>	<ul style="list-style-type: none"> <li>* Road conditions on Gratiot and Seven Mile need to be improved</li> <li>* Pedestrian walkway conditions need improvement</li> </ul>	<ul style="list-style-type: none"> <li>* Road conditions on Gratiot need to be improved</li> <li>* Need for more off street parking to alleviate congestion</li> <li>* Pedestrian walkways need to be improved</li> </ul>	<ul style="list-style-type: none"> <li>* Road conditions on Gratiot need to be improved</li> </ul>
<b>Youth Development</b>			<ul style="list-style-type: none"> <li>* Need for additional outdoor recreation activities</li> </ul>	
<b>Source:</b>	<b>The City of Detroit Master Plan of Policies (April 1990)</b>			

Note: This matrix is intended for use as an easy reference. It generalizes selected policies described in the City of Detroit Master Plan.